

TOWNS ON 7TH
A BINDING SITE PLAN
A PORTION OF THE SE 1/4, OF THE NW 1/4,
SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVDED, HEREBY DECLARE THIS BINDING SITE PLAN TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND TRACTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS BINDING SITE PLAN FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS BINDING SITE PLAN AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVDED, HEREBY WAIVE AND RELEASE, FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ALL CLAIMS, DEMANDS, AND/OR CAUSES OF ACTION OF ANY KIND OR CHARACTER WHATSOEVER AGAINST THE CITY OF ISSAQUAH, AND ITS EMPLOYEES, OFFICERS, AGENTS, SUCCESSORS AND ASSIGNS, INCLUDING THOSE WHICH MAY RESULT FROM THE ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF ROADS, DRAINAGE SYSTEMS, OR OTHER AREAS DEDICATED TO THE PUBLIC WITHIN THE LAND HEREBY SUBDIVDED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND SUBDIVDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF ISSAQUAH, AND ITS EMPLOYEES, OFFICERS, AGENTS, SUCCESSORS AND ASSIGNS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, AND/OR CAUSES OF ACTION OF ANY KIND OR CHARACTER WHATSOEVER, INCLUDING THOSE RESULTING FROM ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THE LAND HEREBY SUBDIVDED OR FROM THE ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF ROADS, DRAINAGE SYSTEMS, OR OTHER AREAS DEDICATED TO THE PUBLIC WITHIN THE LAND HEREBY SUBDIVDED, WHETHER BROUGHT BY THE UNDERSIGNED OWNERS OR A THIRD PARTY.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS.

BLUE FERN DEVELOPMENT, LLC

BY:

ITS:

ACKNOWLEDGEMENTS

STATE OF WASHINGTON }
COUNTY OF KING } SS.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON BY AS THE OF BLUE FERN DEVELOPMENT, LLC.

DATED :

PRINT NAME

NOTARY PUBLIC FOR THE STATE OF WASHINGTON

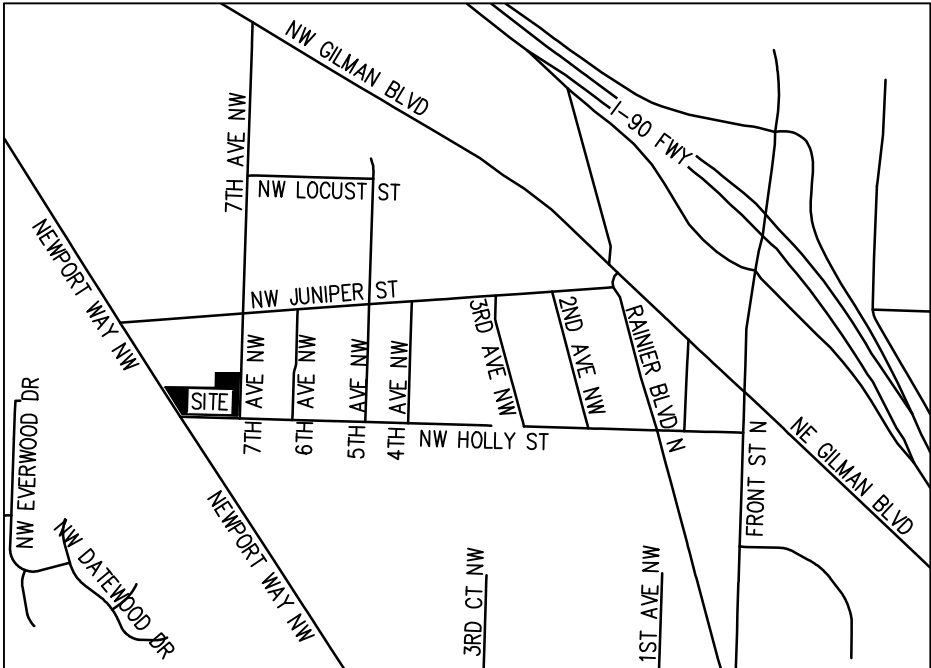
MY COMMISSION EXPIRES:

RESTRICTIONS/NOTES

- ANY DEVELOPMENT OF THE SUBJECT PROPERTY MUST BE IN CONFORMANCE WITH THIS BINDING SITE PLAN.
- ALL DEVELOPMENT OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THE BINDING SITE PLAN, AS IT MAY BE AMENDED. UPON COMPLETION, THE IMPROVEMENTS ON THE LAND SHALL BE INCLUDED IN ONE (1) OR MORE CONDOMINIUMS OR OWNED BY AN ASSOCIATION OR OTHER LEGAL ENTITY IN WHICH THE OWNERS OF UNITS THEREIN OR THEIR OWNERS' ASSOCIATION HAVE A MEMBERSHIP OR OTHER LEGAL OR BENEFICIAL INTEREST.
- THE HOMEOWNERS ASSOCIATION (H.O.A.) WAS ESTABLISHED WITH THE SECRETARY OF STATE ON 2022.

VICINITY MAP

SCALE 1:1000



SHEET INDEX

- | | |
|---|--|
| 1 | COVER SHEET |
| 2 | PROJECT BOUNDARY AND EXISTING EASEMENTS |
| 3 | LOT AND TRACT DIMENSIONS, EASEMENTS AND SETBACKS |
| 4 | PROPOSED IMPROVEMENTS EXHIBIT |

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS DAY OF 2022.

KING COUNTY DEPARTMENT OF ASSESSMENTS

KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBERS: 884430-0026, 884430-0027, 884430-0030, 884430-0031, 884430-0032 AND 884430-0033

CITY OF ISSAQUAH LAND DEVELOPMENT MANAGER

EXAMINED AND APPROVED THIS DAY OF 2022.

CITY OF ISSAQUAH PLANNING AND ENGINEERING

EXAMINED AND APPROVED THIS DAY OF 2022.

RECORDING CERTIFICATE

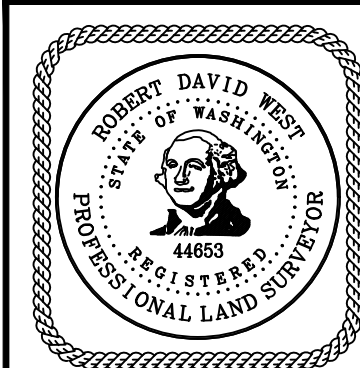
FILED FOR RECORD AT THE REQUEST OF THE CITY OF ISSAQUAH, THIS DAY OF 20
AT MINUTES PAST M AND RECORDED IN VOLUME OF CONDOMINIUMS, PAGES THROUGH
RECORDS OF KING COUNTY, WASHINGTON.
DIVISION OF RECORDS AND ELECTIONS

MANAGER SUPERINTENDENT OF RECORDS

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN OF TOWNS ON 7TH IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY, THAT THE MONUMENTS WILL BE SET AND THE LOT CORNERS STAKED CORRECTLY ON THE GROUND FOLLOWING THE COMPLETION OF CONSTRUCTION OF THE SITE IMPROVEMENTS AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

ROBERT DAVID WEST
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 44653
CORE DESIGN, INC.
12100 NE 195TH ST, SUITE 300
BOTHELL, WA 98011
PHONE: (425) 885-7877



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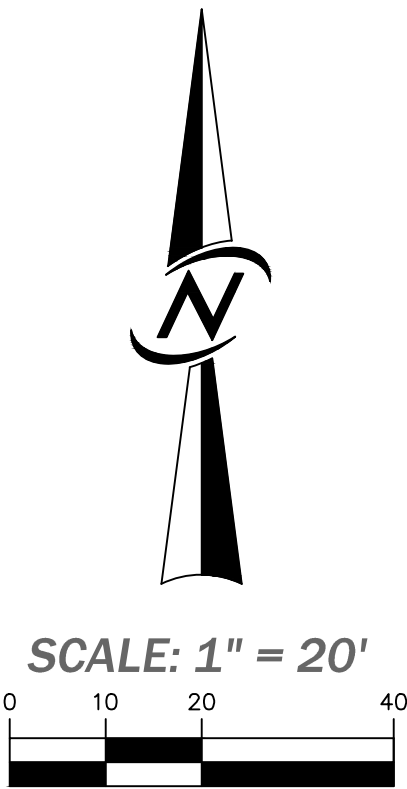
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

JOB NO. 21416

TOWNS ON 7TH

A BINDING SITE PLAN

A PORTION OF THE SE 1/4, OF THE NW 1/4,
SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

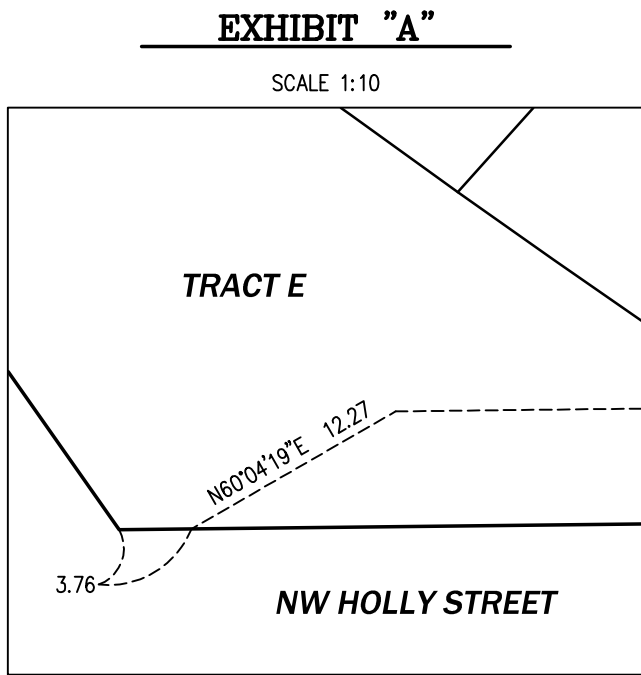


PUBLIC EASEMENT PROVISIONS

1. A PUBLIC ACCESS EASEMENT OVER AND ACCROSS THE ENTIRETY OF TRACTS B AND C TOGETHER WITH THAT PORTION OF TRACT A SHOWN HEREON, IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH FOR PEDESTRIAN TRAVEL.
2. A PUBLIC ACCESS EASEMENT OVER, AND ACROSS THE ENTIRETY OF TRACT A IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH FOR ACCESS OF EMERGENCY AND PUBLIC SERVICE VEHICLES.
3. A PUBLIC WATER EASEMENT OVER, UNDER AND ACCROSS THAT PORTION OF LOT 14 SHOWN HEREON, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH.
4. A PUBLIC WATER EASEMENT OVER, UNDER AND ACCROSS THAT PORTION OF LOTS 2 THROUGH 10 AND TRACTS D AND E SHOWN HEREON, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH.
5. A PUBLIC SEWER EASEMENT OVER, UNDER, AND ACROSS THAT PORTION OF TRACT A SHOWN HEREON, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH.
6. A PUBLIC DRAINAGE EASEMENT OVER, UNDER, AND ACROSS THAT PORTION OF LOTS 1 THROUGH 10 AND TRACTS D AND E SHOWN HEREON, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, IS HEREBY GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH.

PRIVATE EASEMENT PROVISIONS

1. A PRIVATE DRAINAGE EASEMENT OVER AND ACCROSS THAT PORTION OF LOT 29 SHOWN HEREON, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS, IS HEREBY GRANTED AND CONVEYED TO _____ H.O.A.. SHOULD _____ H.O.A. FAIL TO PROPERLY MAINTAIN THE DRAINAGE FACILITIES WITHIN SAID EASEMENT, THE OWNERS OF LOTS 1 THROUGH 29 SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF SAID FACILITIES.

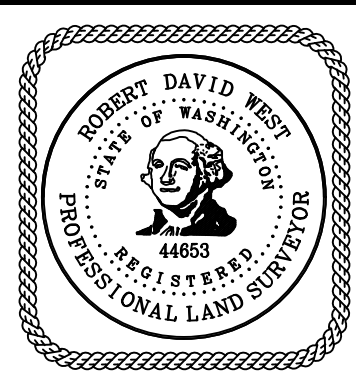


TRACT PROVISIONS

1. TRACT A, A PRIVATE ACCESS ROAD AND UTILITIES TRACT, IS HEREBY GRANTED AND CONVEYED, ALONG WITH ALL MAINTENANCE OBLIGATIONS, TO _____ H.O.A.. SHOULD _____ H.O.A. FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 29 OF THIS BINDING SITE PLAN SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITIES WITHIN SAID TRACT.
2. TRACT B, A PRIVATE ACCESS TRACT, IS HEREBY GRANTED AND CONVEYED, ALONG WITH ALL MAINTENANCE OBLIGATIONS, TO _____ H.O.A.. SHOULD _____ H.O.A. FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 29 OF THIS BINDING SITE PLAN SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITIES WITHIN SAID TRACT.
3. TRACT C, A PRIVATE ACCESS AND UTILITIES TRACT, IS HEREBY GRANTED AND CONVEYED, ALONG WITH ALL MAINTENANCE OBLIGATIONS, TO _____ H.O.A.. SHOULD _____ H.O.A. FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 1 THROUGH 29 OF THIS BINDING SITE PLAN SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITIES WITHIN SAID TRACT.
4. TRACT D, A PRIVATE OPEN SPACE TRACT, IS HEREBY GRANTED AND CONVEYED, ALONG WITH ALL MAINTENANCE OBLIGATIONS, TO _____ H.O.A.. SHOULD _____ H.O.A. FAIL TO PROPERLY MAINTAIN SAID TRACTS, THE OWNERS OF LOTS 1 THROUGH 29 OF THIS BINDING SITE PLAN SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITIES WITHIN SAID TRACT.
5. TRACT E, A PRIVATE ACCESS TRACT, IS HEREBY GRANTED AND CONVEYED, ALONG WITH ALL MAINTENANCE OBLIGATIONS, TO _____ H.O.A.. SHOULD _____ H.O.A. FAIL TO PROPERLY MAINTAIN SAID TRACT, THE OWNERS OF LOTS 11 THROUGH 14 OF THIS BINDING SITE PLAN SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITIES WITHIN SAID TRACT.

LEGEND

- FOUND SURVEY MARKER, AS NOTED ON SHEET 2
- SET REBAR WITH CAP STAMPED "CORE 44653"
- BSBL BUILDING SETBACK LINE



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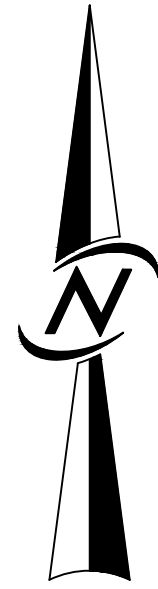
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TOWNS ON 7TH

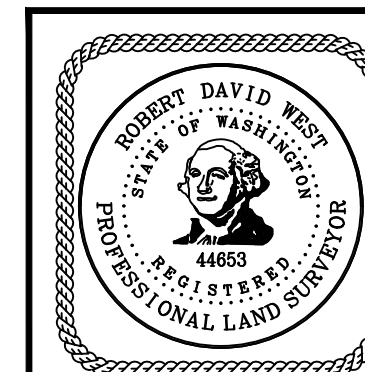
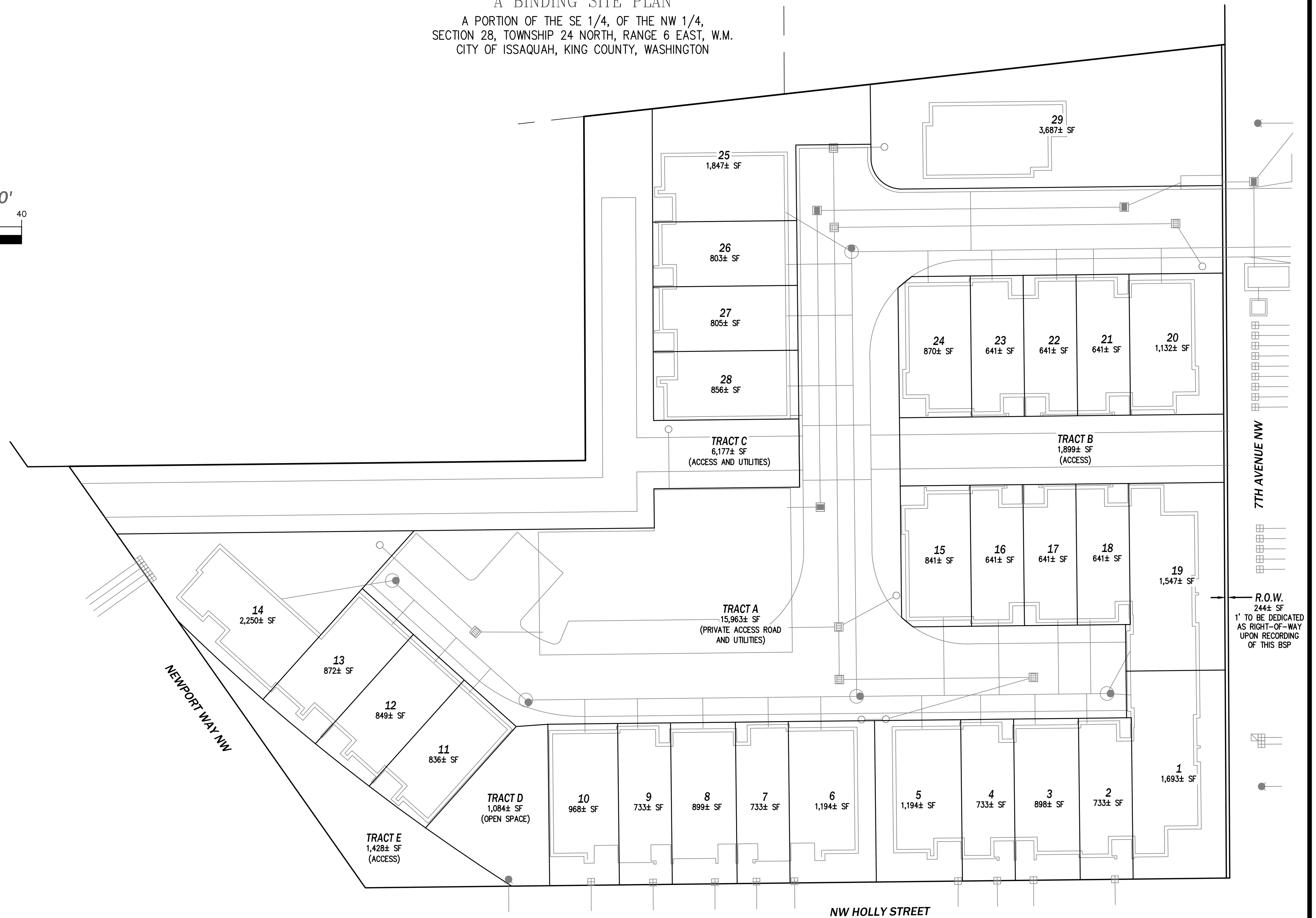
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SHEET 4 OF 4



SCALE: 1" = 20'



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